



BOARD OF ZONING APPEALS
4:30pm, Tuesday, October 5, 2021
1207 Palm Boulevard, Isle of Palms, SC
MINUTES

1. Call to order

Present: Glenn Thornburg, Arnold Karig, Ted McKnight, Brian Abel, Elizabeth Campsen, and Douglas Kerr, Director of Planning

2. Approval of Previous Meeting's Minutes

Mr. McKnight made a motion to approve the minutes of the September 7, 2021 meeting as presented, and Mr. Thornburg seconded the motion.

Mr. McKnight noted that his first name was incorrect in the roll call. Mr. Karig asked that the attribution to Director Kerr that the miscellaneous business discussion that should be held until the next meeting be changed to him. The amended minutes passed unanimously.

3. Swearing in of applicants

Ms. Campsen swore in the applicants.

4. Home Occupations

A. 407 Merritt Boulevard

Director Kerr stated Forrest Hudson, the applicant, is requesting a special exception to allow the establishment of a woodcrafting business in his home. Mr. Hudson has indicated there would be no business-related traffic coming to the house and no employees except for family members working in the home. Mr. Flowers stated that his work will not create noise, odor, or dust perceptible to his neighbors. There will be no exterior evidence of his business.

Mr. Hudson said his business does not require any pickup of leftover scrap materials. He also indicated there is sound-dampening and dust collection features in his garage so as to not disturb the neighbors. He said he works from 12pm-6pm. Mr. Hudson indicated that he buys his own materials locally and there will be no business-related deliveries to the house.

MOTION: Mr. McKnight made a motion to approve the request as submitted, and Ms. Campsen seconded the motion. The motion passed unanimously.

5. Miscellaneous Business

A. 1120 and 1012 Ocean Boulevard

Director Kerr explained these applications have returned to the agenda following last month's discussion. Since their original appearance before the Board in June, City Council has since passed an extension of the outdoor dining exemption through January 31, 2022, thus not requiring such requests come before BOZA for that permission.

Director Kerr has spoken with both applicants who are working on the issues discussed at the June meeting, but they will likely not return before BOZA until the outdoor dining exemption expires.

MOTION: Mr. McKnight made a motion to approve the application of 1120 Ocean Boulevard. Ms. Campsen seconded the motion. The motion failed.

MOTION: Mr. McKnight made a motion to approve the application of 1120 Ocean Boulevard. Mr. Thornburg seconded the motion. The motion failed.

The Board briefly discussed their concerns about the safety of the deck at 1120 Ocean Boulevard. Director Kerr stated that the City's Building Official has been involved and those issues are no longer under the purview of BOZA.

Mr. McKnight asked about the possibility that Mr. Hudson's woodcrafting business could be heard by neighbors and could conditions be placed on his application. Director Kerr said should neighbors come forward about noise concerns, then Mr. Hudson would not be in compliance with his application.

6. **Adjournment**

Mr. McKnight made a motion to adjourn, and Mr. Thorburg seconded the motion. The meeting was adjourned at approximately 4:58pm.

Respectfully submitted,

Nicole DeNeane
City Clerk